

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John S. Huff legal owner of the property situate in Baltimore County and which is described in the description attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve offstreet parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser John S. Huff Legal Owner
Address 14400 YORK RD.
SPARKS, MD. 21152
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of August, 1979, at 11:00 o'clock A. M.

John S. Huff
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
for Off-Street Parking in Residential : OF BALTIMORE COUNTY
Zone :
300' E of York Road, 550' : Case No. 80-57-SPH
N of Ashland Rd., 8th District :
JOHN S. HUFF, JR., Petitioner :

ORDER FOR APPEAL

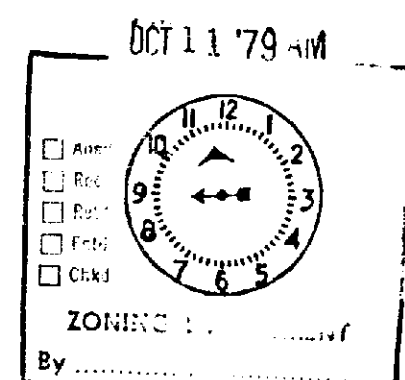
Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of September 13, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of October, 1979, a copy of the foregoing Order was mailed to John G. Turnbull, II, Esquire, 608 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY APR 23 1979

I, or we, John S. Huff legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances, and 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PLANNING & ZONING RECEIVED
IN A RC-4 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR
Offstreet parking in a residential zone.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.19 AC. DEED REF. 2222/41
GRADING 2 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR X AREA
NUMBER OF FLOORS TOTAL HEIGHT
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA =

BUILDING USE
GROUND FLOOR OTHER FLOORS
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR OTHER FLOORS TOTAL

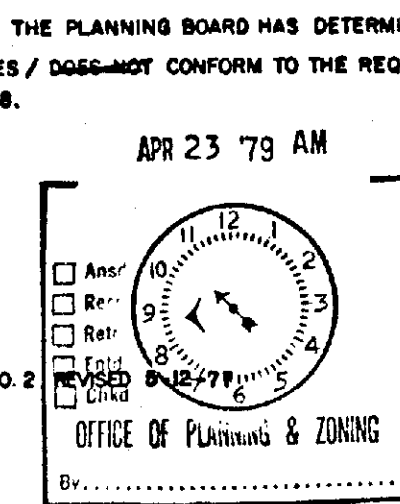
PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 2750
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL 4/20/79

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF
Thomas J. Hoff (APPLICANT) LESSEE OR CONTRACT PURCHASER
THOMAS J. HOFF LEGAL OWNER
ADDRESS REVELOPMENT DESIGN GROUP ADDRESS 14400 YORK RD.
210 WASHINGTON AVE. SPARKS, MD. 21152
TOWSON, MD. 21204

THE PLANNING BOARD HAS DETERMINED ON 7-19-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-811 OF THE BALTIMORE COUNTY CODE, 1968.
APR 23 79 AM
DATE 7-20-79 John D. Saffelt
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD



SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: May 14, 1979

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Huff Property IDCA PLAN X
PROJECT NUMBER: IDCA NO. 79-18SP PRELIMINARY PLAN
LOCATION: York Road, North of Ashland Road TENTATIVE PLAN
DISTRICT: BC3 FINAL PLAN

This application for special exception (No. 79-18SP) was received by the Developers Design Approval Section on April 25, 1979, and we comment as follows:

General:
This property is the subject of Zoning Item 226 (1978-1979).

Water and Sanitary Sewer:
This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. There is a public 12-inch water main, and public 8-inch sanitary sewerage is under construction in York Road. Baltimore County Water and Sewerage Plans W and S-10B, as amended, respectively indicate this property as being within an area of "Existing Service".

The Petitioner indicates no use of, nor requirements for either of these public facilities for this specific site for parking; and further, as this 1.19+ acre site, zoned RC-4, per Section 22-15.1 (e) (3) B (1) of Bill 12-77 (IDCA is not subject to the provisions of Section 1 (e) (1) A (1) and 1 (e) (1) B (1)), this project is recommended for approval.

Storm Drains: (Western Run - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

There are known flooding problems downstream. As the Petitioner indicates a proposed increase of less than 11,000 square feet of onsite impervious area for this specific site for parking, no appreciable increase of 100-year design storm runoff is anticipated. Estimated 100-year design storm runoff increase of 0.57 cfs.

This proposed parking area (2,750 sq. ft.), being a part of the Petitioner's overall proposed "Auto & Truck Tire Service Center" project (2.77+ acres) subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the further development of this site; therefore, this project is recommended for approval.

RECEIVED

MAY 17 1979

OFFICE OF PLANNING & ZONING

END:EAM:FWR:ss

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING

PIP NO. 79-18 SP

LOCATION: York Road

IDCA Analysis

- 1) Nearest Arterial Intersection York Rd & Ashland Rd
- a) a) Level of Service C
- 2) Trip Generation from Site 10 spaces X 5 = 50 trips/day
a) Proposed Level of Service C
- 3) Proposed Roads Improvements Programmed for Construction Within Next Two Years.

Recommendation

Approval: C. D. Saffelt

Denial: _____

Remarks:

RECEIVED

OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL HEARING : BEFORE THE COUNTY BOARD OF APPEALS
for Off-Street Parking in Residential : OF BALTIMORE COUNTY
Zone :
300' E of York Road, 550' : Case No. 80-57-SPH
N of Ashland Rd., 8th District :
JOHN S. HUFF, JR., Petitioner :

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents that since the appeal in the above-entitled case was lodged and forwarded to the County Board of Appeals, a further review of the available statutory material has produced the conclusion that the original basis upon which the said appeal was taken was in error.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of December, 1979, a copy of the foregoing Motion as well as the accompanying Order was mailed to John G. Turnbull, II, Esquire, 608 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
East of York Road, North of Ashland : OF BALTIMORE COUNTY
Road, 8th District : Case No. 80-57-SPH
JOHN S. HUFF, Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of August, 1979, a copy of the foregoing Order was mailed to Mr. John S. Huff, 14900 York Road, Sparks, Maryland 21152, Petitioner.

John W. Hession, III
John W. Hession, III

1979 1930

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of the following finding of facts that to issue a use permit for business or industrial parking in a residential zone, as an accessory use, to provide parking spaces not to exceed 18 in number, as indicated on the site plan dated April 20, 1979, and prepared by Development Design Group, Ltd., will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the Baltimore County Zoning Regulations; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of September, 1979, that a use permit for business or industrial parking in a residential zone, as an accessory use, to provide parking spaces not to exceed 18 in number, as requested in the herein Petition for Special Hearing, should be granted and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Compliance with Sections 409.2.b and c and 409.4 of the Baltimore County Zoning Regulations.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of -----

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ----- day of -----, 196--, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John S. Huff, Jr.
14900 York Road
Sparks, Maryland 21152

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of July, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John S. Huff, Jr.
Petitioner's Attorney -----

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o o o
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. John S. Huff, Jr.
14900 York Road
Sparks, Maryland 21152

RE: Item No. 226
Petitioner Huff
Special Hearing Petition

Dear Mr. Huff:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the east side of York Road, north of Ashland Road in the 8th Election District, the subject property, at the time of field inspection, consisted of a vacant tract of land on which a combination retail/service garage/warehouse building is proposed to be constructed. Surrounding properties to the north and south are improved with a service station and retail store, respectively, while dwellings exist to the rear of the former building.

Because of your proposal to provide a part of the required off-street parking for the proposed building on the R.C.4 zoned portion of this site, the Special Hearing is required.

During the course of my field investigation, I personally spoke with one of the residents of the dwellings to the north. She expressed concern that the driveway between your property and the service station would be mistaken as an entrance for the proposed commercial development by prospective customers. If this occurred, she felt that rather than backing out into York Road, the people would proceed down the driveway and turn around on her property. In order to preclude this traffic pattern, it was suggested that a sign, alerting customers that this drive is for private use only, might help the situation. This or some alternative should be considered in order to avoid problems for both parties.

Item No. 226 - Huff
Page Two
August 16, 1979

In keeping with the above cutting, screening and/or landscaping along this driveway should be provided. In addition, all notes in Section 409.4 of the Baltimore County Zoning Regulations must be indicated on revised plans. Said plans must be submitted prior to the scheduled hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Development Design Group, Ltd.
216 Washington Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

June 13, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #226 (1978-1979)
Property Owner: John S. Huff
300' E. York Rd. 550' N. Ashland Rd.
Existing Zoning: RC 4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18 SP)
Acres: 1.19 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for IDCA Project 79-18 SP.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The existing drive, contiguous to the northerly side of this property is private.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #226 (1978-1979)
Property Owner: John S. Huff
Page 2
June 13, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public 12 and 30-inch water mains exist, and 8-inch public sanitary sewerage is under construction, in York Road.

The Petitioner is responsible for the cost of capping and plugging any existing water and sanitary sewer service connections not used to serve the proposed improvements.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

V-NE Key Sheet
72 NW 6 & 7 Pos. Sheets
NW 18 B Topo
42 Tax Map



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 18, 1979

The Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: N. Commodari

Re: Z.A.C. Meeting
May 1, 1979

Item 226. Property Owner: John S. Huff
Location: 300' E York Rd. (Rte. 45)
550' N Ashland Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18-SP)
Acres: 1.19
District: 8th

Dear Commissioner:

The proposed entrance and highway improvements are acceptable to the State Highway Administration. The proposed parking in a residential zone should have no adverse affect on the highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:jm:gf

By: John E. Meyers

Mr. Huff's phone number is (301) 382-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

APR 13 1980

July 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #226, Zoning Advisory Committee Meeting, May 1, 1979, are as follows:

Property Owner: John S. Huff
Location: 300' E. York Road 550' N. Ashland Road
Existing Zoning: RC-4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18-SP)
Acres: 1.19
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Screening and/or landscaping should be provided along the north property line.

Very truly yours,

John L. Wimbley III
John L. Wimbley III
Planner III
Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

July 11, 1979.

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 226 -ZAC- Meeting of May 1, 1979
Property Owner: John S. Huff
Location: 300' E York Rd. 550' N Ashland Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18-SP)

Acres: 1.19
District: 8th

Dear Mr. Hammond:

No traffic problems are anticipated for the requests for parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 226, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

Property Owner: John S. Huff
Location: 300' E York Rd 550' N. Ashland Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18-SP)

Acres: 1.19
District: 8

Metropolitan water and sewer are available.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phg

cc: W. Phillips

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
FROM: Lt. Thomas Kelly
Fire Prevention Bureau

Date: June 14, 1979

SUBJECT: Zoning Advisory Committee Meeting of May 1, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 225 Property Owner: Raymond J. & Ida M. Castrilli
Location: N/S Timonium Rd. 190' E Suburban Greens Dr.
No Comments
- ✓ ITEM # 226 Property Owner: John S. Huff
Location: 300' E York Rd. 550' N Ashland Rd.
No Comments
- ITEM # 227 Property Owner: Bobby Boyd's Hooligan's, Inc.
Location: N/S Pennsylvania Ave. 100.73' W York Rd.
No Comments
- ITEM # 228 Property Owner: Goldentree Development Co.
Location: N/S Orens Rd. (Relocated) 203' E Sunnyside La.
No Comments
- ITEM # 229 Property Owner: Della V. Dunklin
Location: S/S Franklin Ave. 500' W Woodward Dr.
No Comments

JOHN D. SEYFERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 226 Zoning Advisory Committee Meeting, May 1, 1979 are as follows:

Property Owner: John S. Huff
Location: 300' E. York Road 550' N. Ashland Road
Existing Zoning: R.C. 4
Proposed Zoning: Special Hearing to allow off street parking in a residential zone (IDCA 79-18-SP).

Acres: 1.19
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Miscellaneous Permits shall be required for on site work.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comments:

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 1, 1979

RE: Item No: 224, 225, 226, 227, 228, 229
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCCOWAN, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSCHNIS

THOMAS H. BOYER
MRS. LORRAINE F. CIRCUS
ROGER B. HAYDIN
ROBERT Y. DUGEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. TACLY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

August 10, 1979

TO: John D. Seyfert
FROM: Director of Planning and Zoning

SUBJECT: Petition #80-57SPH Item 226

Petition for Special Hearing for off-street parking
East of York Road, North of Ashland Road
Petitioner - John S. Huff

8th District

Hearing: Thursday, August 30, 1979 (11:00 A.M.)

Although some residential development is permitted in R.C. zones, these zones are Resource Conservation zones designed for "special" purposes. This office questions whether or not the petitioner's request for a special permit under Section 409.4 of the Baltimore County Zoning Regulations can be granted in an R.C. 4 zone. Further, business or industrial parking would not be an appropriate use for R.C. 4 zoned land.

John D. Seyfert
John D. Seyfert
Director of Planning and Zoning

JDS:JGH:rw

September 13, 1979

Mr. John S. Huff, Jr.
14900 York Road
Sparks, Maryland 21152

RE: Petition for Special Hearing
300' E of York Road, 550' N of Ashland Road - 8th Election District
John S. Huff, Jr. - Petitioner
NO. 80-57-SPH (Item No. 226)

Dear Mr. Huff:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

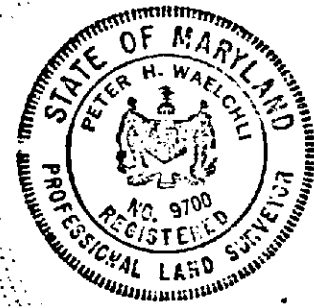
RICHARD B. WILLIAMS, A.S.P.O.
PRESIDENT
PETER H. WELCH, R.S.

THE BROOKS-HUFF TIRE COMPANY
DESCRIPTION TO ACCOMPANY APPLICATION FOR A SPECIAL HEARING
FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE (RC-4) 1.19 ACRES+

Beginning for the same at a point 300 feet east of the centerline of York Road at a distance of 550 feet measured northerly along said centerline from the intersection with the extended centerline of Ashland Road, said point being on the Zoning Line between "B.R." and "R.C.-4" Zones and in the north boundary of the subject property; thence running and binding on the outlines of said property for the three following courses:

- 1) North 77° 48' East 270 feet to the westernmost boundary of the property of the Mayor and City Council of Baltimore;
- 2) South 04° 40' West 246.25 feet binding on said westernmost boundary, and
- 3) South 87° 06' West 200 feet to intersect the zoning line previously mentioned herein; thence leaving said outline and binding on said zoning line North 12° 20' 40" West 204 feet to the place of beginning.

Containing 1.19 Acres of Land, more or less.



December 5, 1979

John W. Hession, III, Esquire
County Office Building
Towson, Md. 21204

Re: Case No. 80-57-SPH
John S. Huff, Jr.

Dear Mr. Hession:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith F. Eisenhart, Adm. Secretary

Encl.

cc: John Grason Turnbull, Jr., Esq.
Mr. John S. Huff, Jr.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. G. Maxwell

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83078

DATE July 31, 1979 ACCOUNT #01-662

AMOUNT \$25.00

RECEIVED FROM Development Design Group Ltd.

FOR Filing Fee for Case No. 80-57-SPH

87312 AUG 1 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83232

DATE October 15, 1979 ACCOUNT #01-662

AMOUNT \$10.00

RECEIVED FROM John W. Hession, III, Esquire

FOR Filing Fee for Appeal of Case No. 80-57-SPH

85112 OCT 15 40.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83158

DATE August 30, 1979 ACCOUNT #01-662

AMOUNT \$17.00

RECEIVED FROM Marjorie Huff

FOR Advertising and Posting for Case No. 80-57-SPH

83120 AUG 30 47.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ET</u>										
Previous case:										
Revised Plans: Change in outline or description										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 22 day of

10 1979. Filing Fee \$ 25.00 Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner John S. Huff, Jr. Submitted by ET

Petitioner's Attorney ET Reviewed by ET

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 8/13/79
Posted for: Petition for Special Hearing
Petitioner: John S. Huff, Jr.
Location of property: 300' E. York Rd., 550' N. Ashland Rd.
Location of Signs: front of property (posting 2 signs)
Remarks: See Coleman
Posted by Sean Coleman Date of return: 8/17/79
Signature

1 sign

PETITION FOR SPECIAL HEARING

ZONING: Petition for Special Hearing for off-street parking.
LOCATION: East of York Road, North of Ashland Road.
DATE & TIME: Thursday, August 30, 1979 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing for off-street parking in a residential zone.

All that parcel of land in the Eighth District of Baltimore County 300 feet east of the centerline of York Road at a distance of 550 feet measured northerly along said centerline from the intersection with the extended centerline of Ashland Road, said point being on the Zoning Line between "B.R." and "R.C.-4" Zones and in the north boundary of the subject property; thence running and binding on the outlines of said property for the three following courses:

1) North 77° 48' East 270 feet to the westernmost boundary of the property of the Mayor and City Council of Baltimore;

2) South 04° 40' West 246.25 feet binding on said westernmost boundary, and

3) South 87° 06' West 200 feet to intersect the zoning line previously mentioned herein; thence leaving said outline and binding on said zoning line North 12° 20' 40" West 204 feet to the place of beginning.

Containing 1.19 Acres of Land, more or less.

Being the property of John S. Huff, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, August 30, 1979 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD., on one time ~~successive~~ before the 30th day of August, 1979, the first publication appearing on the 9th day of August, 1979.

THE JEFFERSONIAN

L. Frank Struth
Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL HEARING

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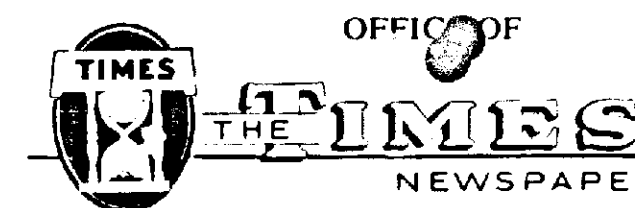
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Hearing Date: Thursday, August 30, 1979 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 9.



TOWSON, MD. 21204 August 9, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING- John S. Huff was inserted in the following:

- ☐ Catonsville Times
- ☐ Essex Times
- ☒ Towson Times
- ☐ Arbutus Times
- ☐ Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10 day of August, 1979, that is to say, the same was inserted in the issues of August 9, 1979.

STROMBERG PUBLICATIONS, INC.

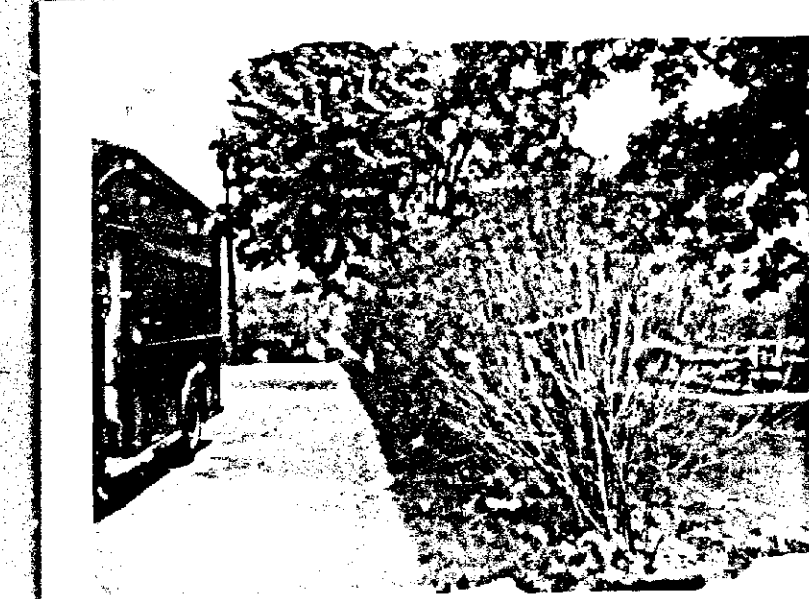
BY Laura Pannabecker

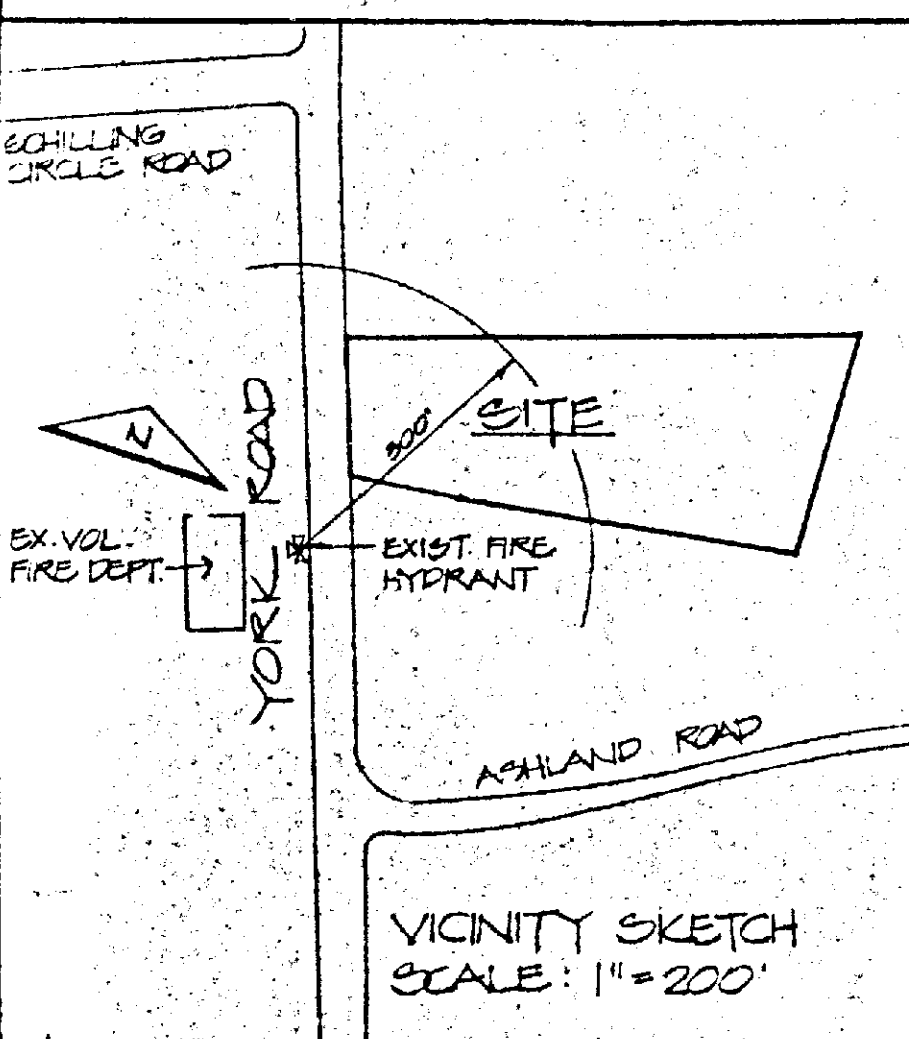
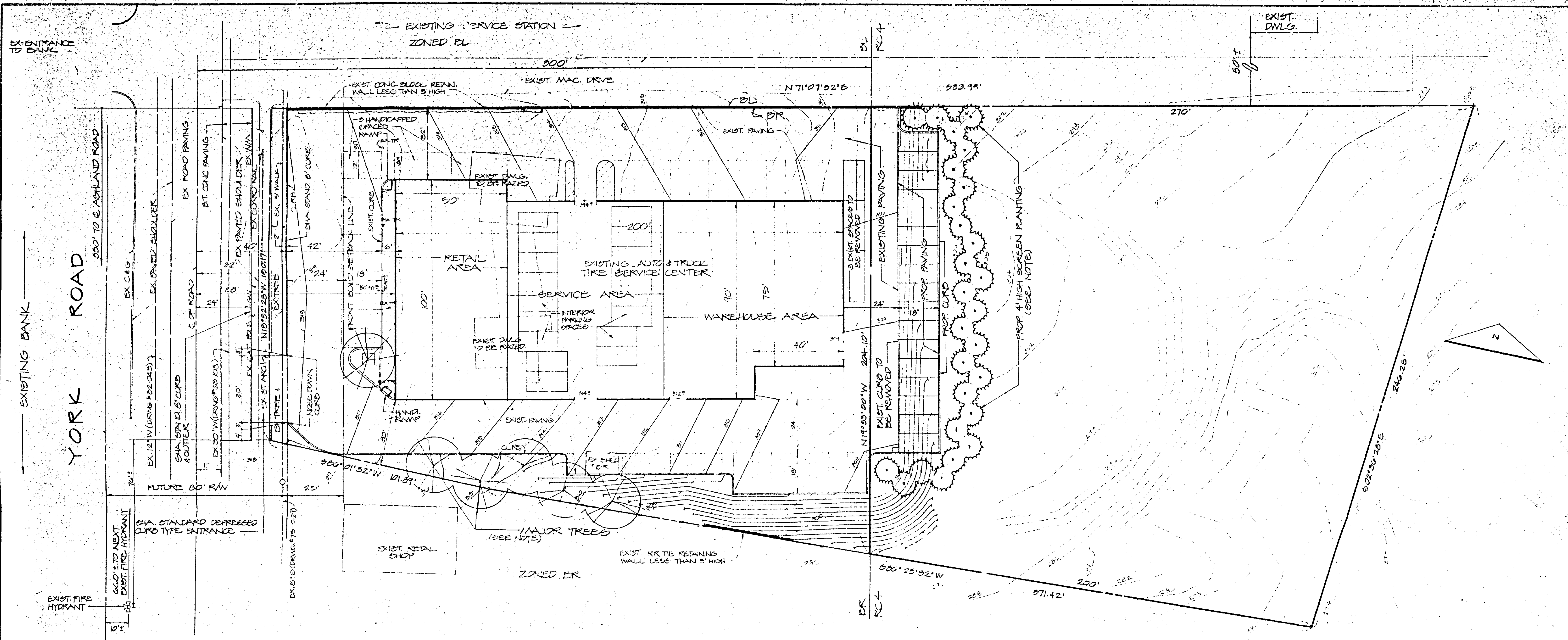
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 10/29/79
Posted for: Board of Appeals
Petitioner: John S. Huff, Jr.
Location of property: 300' E. York Rd., 550' N. Ashland Rd.
Location of Signs: front of property
Remarks: See Coleman
Posted by Sean Coleman Date of return: 11/2/79
Signature

1 sign





GENERAL NOTES :

AREA OF TRACT - 2.77 AC.
 ALL PERPENDICULAR SPACE ARE 8 1/2' X 15'
 ALL PARALLEL SPACES ARE 9' X 25'
 PROPOSED CURB WILL BE 6" WIDE AND 6" HIGH
 PROPOSED PAVING WILL BE MACADAM
 ALL LIGHT FIXTURES WILL BE ATTACHED TO BUILDING
 2:1 SLOPES ALONG SOUTH & EAST SIDES OF PARKING LOT WILL BE STABILIZED W/IMY PLANTING OR EQUIVALENT
 SCREEN PLANTING WILL BE EASTERN WHITE PINE OR EQUIVALENT
 MAJOR TREES WILL BE RED MAPLE OR EQUIVALENT
 A FIRE HYDRANT EXISTS ON WEST SIDE OF YORK RD, 100' ± SOUTH OF OUR S.W. PROPERTY CORNER (SEE PLAN FOR EXACT LOCATION)

PARKING CALCULATIONS FOR SPECIAL HEARING:

AREA FOR SPECIAL HEARING
 ADDITION TO EXIST. BLDG. (2nd FL.) 1.19 AC. ±
 PARKING REQ'D. (1 sp/300 #) 5000 #
 PARKING PROPOSED 17 SPACES

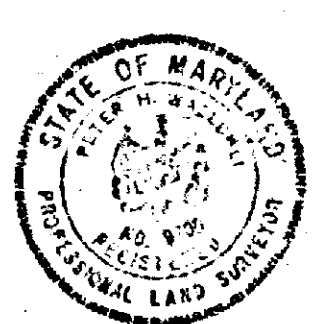
ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA IN THE RC4 ZONE.
 NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING WILL BE PERMITTED IN THE RC4 ZONE.

PARKING CALCULATIONS: (FOR EXIST. BLDG.)

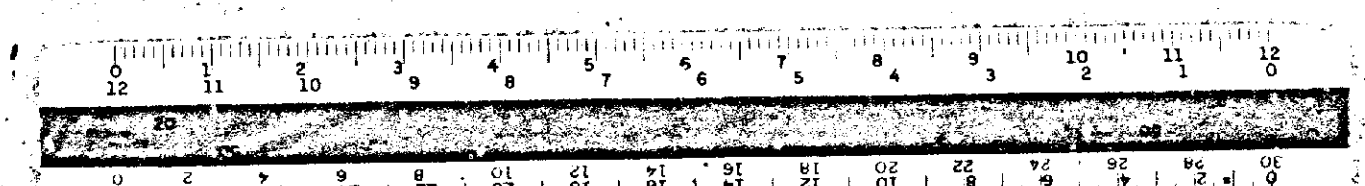
TOTAL AREA OF BUILDING	17120 #
RETAIL SALES	5000 #
AUTO & TRUCK SERVICE	2/1200# = 29 SPACES
WAREHOUSE	8000 #
	2/1200# = 27.6
	4000 #
	(ONLY 1st FLOOR) 1
TOTAL PARKING REQ'D.	53.66
INDOOR PARKING PROP.	17
OUTDOOR PARKING PROP. (REVISED)	37
TOTAL PARKING PROP. (REVISED)	54 SPACES

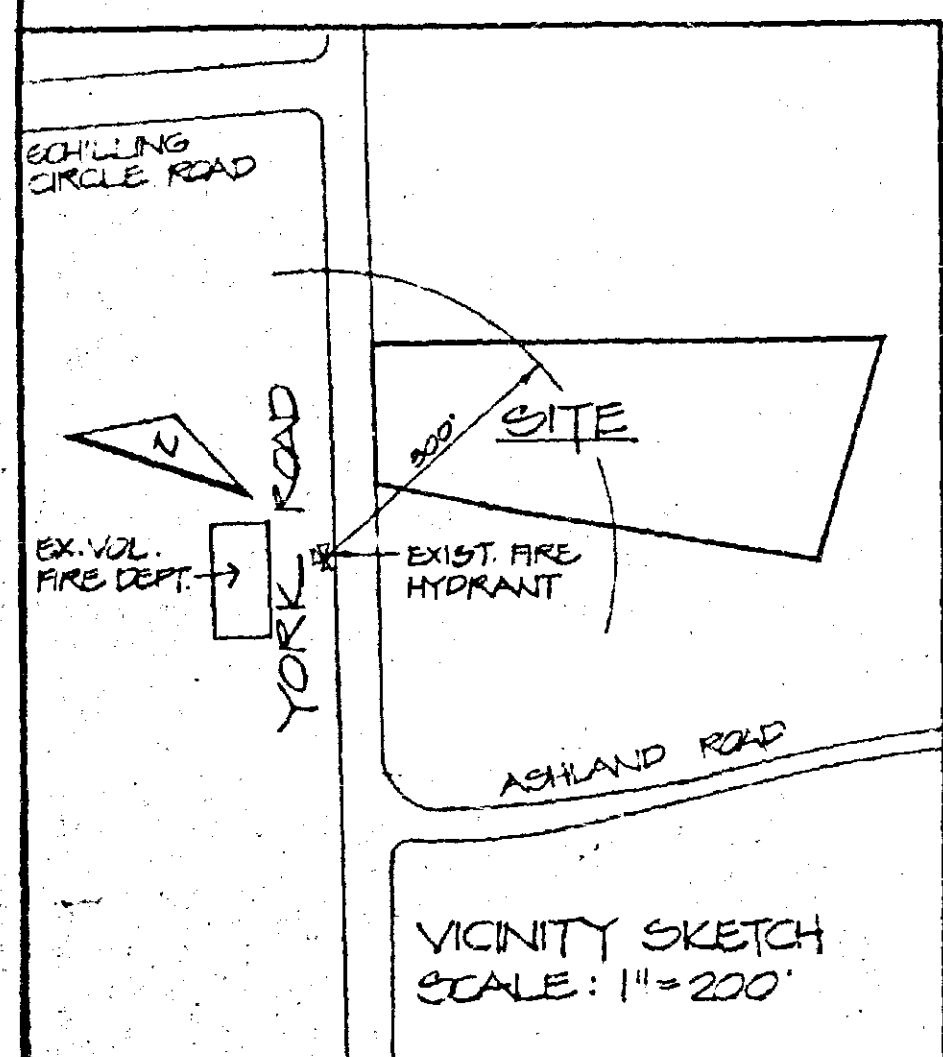
PLAT TO ACCOMPANY APPLICATION FOR A SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE (RC4)

THE BROOKS-HUFF TIRE CO.
 8th ELEC. DIST. BALTIMORE CO. MD.
 SCALE: 1"=20' DATE: 20 APRIL 79



DEVELOPMENT DESIGN GROUP, LTD.
 216 WASHINGTON AVE. TOWSON, MD 21204





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